### WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20050701000329020 1/3 \$48.50 Shelby Cnty Judge of Probate, AL 07/01/2005 10:20:18AM FILED/CERT

This instrument was prepared by: WILLIAM PATRICK COCKRELL WPC & ASSOCIATES LLC

Send tax notice to:
JASON J. SKELLY
BRITTNEY SKELLY

(Name)

(Name)

2 OFFICE PARK CIRCLE, SUITE 105 BIRMINGHAM, ALABAMA 35223

936 5TH AVE. NW ALABASTER, AL 35007

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF SHELBY

#### KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY THOUSAND dollars (\$150,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), <u>JEANETTE CAMPISI AKA JEANETTE CAMPISI SNIDER AND DAVID SNIDER, WIFE AND HUSBAND</u> (herein referred to as Grantor) do, grant, bargain, sell and convey unto <u>JASON J. SKELLY and BRITTNEY SKELLY, HUSBAND AND WIFE</u> (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

# LOT 11, ACCORDING TO THE MAP AND SURVEY OF HAMLET 4TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 22, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 119,950.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving

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grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 06/22/05.

Canette Campisi AKA Canette Campis (Seal) Smeder

JEANETTE CAMPISI AKA JEANETTE CAMPISI SNIDER

DAVID SNIDER

STATE OF ALABAMA
COUNTY OF SHELBY

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#### General Acknowledgment

(Seal)

I, <u>William Patrick Cockrell</u>, a Notary Public in and for said County in said State, hereby certify that <u>JEANETTE CAMPISI AKA JEANETTE CAMPISI SNIDER AND DAVID SNIDER</u>, <u>WIFE AND HUSBAND</u> whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 06/22/05.

Notary Public

WILLIAM PATRICK COCKRELL Notary Public, AL State at Large My Comm. Expires May 28, 2006

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Return to: William Patrick Cockrell

WPC & Associates LLC 2 Office Park Circle

Suite 105

Birmingham, Alabama 35223



Shelby County, AL 07/01/2005 State of Alabama Deed Tax:\$30.50